

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: David M. Abramson, Planner II

**SUBJECT:** Quasi Judicial Hearing: Ordinance 1st Reading, ZB 1-1-06 / NationsRent / 6850 State Road 84/ Generally located on the southeast corner of Interstate-595 and College Avenue

**AFFECTED DISTRICT:** District 2

### **TITLE OF AGENDA ITEM:**

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 1-1-06, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM M-4 (COUNTY), LIMITED HEAVY INDUSTRIAL DISTRICT TO M-3, PLANNED INDUSTRIAL PARK DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

### **REPORT IN BRIEF:**

Rezone the subject site **FROM:** M-4 (County), Limited Heavy Industrial District **TO:** M-3, Planned Industrial Park District

The subject site has been developed as a construction & equipment services complex consisting of two (2) buildings totaling 29,072 square feet. The petitioner is proposing to add a new equipment service building totaling 4,260 sq. ft. that will tie the two (2) buildings together. In addition, the petitioner is also modifying the existing site including parking stalls, storage areas, and landscaping.

The subject site is zoned M-4 (County), Limited Heavy Industrial District. To the north of the subject site is State Road 84 zoned T, Transportation District & M-4 (County), Limited Heavy Industrial District. To the east and west of the subject site is flex warehousing zoned M-4 (County), Limited Heavy Industrial District and M-3, Planned Industrial Park District (Old Code) respectively, and to the south is Broward County's Bus Storage and Service Yard zoned M-4 (County), Limited Heavy Industrial District.

The subject site's zoning of M-4 (County), Limited Heavy Industrial District is not a valid Town of Davie zoning district. Therefore, as a condition of site plan approval and at staff's request, the property owner agreed to rezone the 10.4 acre subject site to a Town designation. The petitioner has requested to rezone the subject site from M-4 (County), Limited Heavy Industrial District to M-3, Planned Industrial Park District.

The subject site Land Use Plan designation is Regional Activity Center (RAC), and the M-3, Planned Industrial Park District zoning designation is consistent with the underlying land use.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

At the March 8, 2006, Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Mr. Luis, to approve. **(Motion carried 5-0)**

**FISCAL IMPACT:** None

**RECOMMENDATION(S):**

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):**

Ordinance, Planning Report, Justification, Conceptual Site Plan, Land Use Map, Zoning and Aerial Map

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 1-1-06, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM M-4 (COUNTY), LIMITED HEAVY INDUSTRIAL DISTRICT TO M-3, PLANNED INDUSTRIAL PARK DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed from M-4 (County), Limited Heavy Industrial District **TO:** M-3, Planned Industrial Park District;

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from M-4 (County), Limited Heavy Industrial District **TO:** M-3, Planned Industrial Park District;

a. The subject property is described in Exhibit "A," which is attached hereto and made a part hereof;

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as M-3, Planned Industrial Park District.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

ATTEST:

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division Staff**  
**Report and Recommendation**

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**Applicant Information**

**Petitioner:**

**Name:** John D. Voigt  
**Address:** 1177 Southeast Third Avenue  
**City:** Ft. Lauderdale, Florida 33316  
**Phone:** (954) 762-3400

**Owner:**

**Name:** NationsRent  
**Address:** 450 East Las Olas Boulevard, Suite 1400  
**City:** Ft. Lauderdale, Florida 33301  
**Phone:** (954) 759-5804

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**Background Information**

**Date of Notification:** March 1, 2006 **Number of Notifications:** 33

**Application History:** No deferrals have been requested.

**Application Request:** Rezone the approx. 10.4 acre subject site **FROM:** M-4 (County), Limited Heavy Industrial District **TO:** M-3, Planned Industrial Park District

**Address:** 6850 State Road 84

**Location:** Generally located on the southeast corner of Interstate-595 and College Avenue

**Future Land Use Plan Map:** RAC, Regional Activity Center

**Existing Zoning:** M-4 (County), Limited Heavy Industrial District

**Proposed Zoning:** M-3, Planned Industrial Park District

**Existing Use(s):** Showroom, Office, Equipment Service, Storage: Total 29,072 sq. ft.

**Proposed Use(s):** New equipment service building 4,260 sq. ft. and modified site area

**Parcel Size:** 10.4 acres (453,003 Square Feet)

**Surrounding Uses:**

**North:** Transportation  
**South:** Regional Activity Center  
**East:** Regional Activity Center  
**West:** Regional Activity Center

**Surrounding Land**

**Use Plan Map Designations:**

Interstate-595  
B.C. Bus Storage Yard  
Flex Warehouse  
Flex Warehouse

**Surrounding Zoning:**

**North:** T, Transportation District & M-4 (County), Limited Heavy Industrial District  
**South:** M-4 (County), Limited Heavy Industrial District  
**East:** M-4 (County), Limited Heavy Industrial District  
**West:** M-3, Planned Industrial Park District (Old Code)

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## **Zoning History**

**Related Zoning History:**

Town Council approved the Regional Activity Center Land Use Plan Classification in 1998.

**Previous Requests on same property:**

*Site Plan Application* (SP 3-10-98), on June 2, 1999, Town Council approved this application for NationsRent.

*Site Plan Modification Application* (SP 11-10-99), on December 15, 1999, Town Council approved this application for NationsRent.

*Temporary Use Application* (TU 6-1-03), on June 18, 2003, Town Council approved this application NationsRent.

**Concurrent requests on same property:**

*Site Plan Application* (SP 7-7-05), this application is for an addition to the existing equipment service building, as well as site modifications

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## **Application Details**

The subject site has been developed as a construction & equipment services complex consisting of two (2) buildings totaling 29,072 square feet. The petitioner is proposing to add a new equipment service building totaling 4,260 sq. ft. that will tie the two (2) buildings together. In addition, the petitioner is also modifying the existing site including parking stalls, storage areas, and landscaping.

The subject site is zoned M-4 (County), Limited Heavy Industrial District. To the north of the subject site is State Road 84 zoned T, Transportation District & M-4 (County), Limited Heavy Industrial District. To the east and west of the subject site is flex warehousing zoned M-4

(County), Limited Heavy Industrial District and M-3, Planned Industrial Park District (Old Code) respectively, and to the south is Broward County's Bus Storage and Service Yard zoned M-4 (County), Limited Heavy Industrial District.

The subject site's zoning of M-4 (County), Limited Heavy Industrial District is not a valid Town of Davie zoning district. Therefore, as a condition of site plan approval and at staff's request, the property owner agreed to rezone the 10.4 acre subject site to a Town designation. The petitioner has requested to rezone the subject site from M-4 (County), Limited Heavy Industrial District to M-3, Planned Industrial Park District.

The subject site Land Use Plan designation is Regional Activity Center (RAC), and the M-3, Planned Industrial Park District zoning designation is consistent with the underlying land use.

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## **Applicable Codes and Ordinances**

*Section 12-307 of the Land Development Code: review for rezonings.*

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## **Comprehensive Plan Considerations**

This parcel is inside the Regional Activity Center Future (RAC) Land Use Plan designation that was adopted by Town Council in 1998.

### **Planning Area:**

The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to lands designated industrial on Nova Drive.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 99.

### **Applicable Goals, Objectives & Policies:**

*Future Land Use Element, Policy 17-1:* Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

*Future Land Use Element, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

*Future Land Use Plan, Policy 17-2:* No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

*Future Land Use Plan, Policy 17-6:* Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.

*Future Land Use Plan, Policy 17-7:* Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

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## **Staff Analysis**

The purpose of this request is to rezone the subject site from M-4 (County), Limited Heavy Industrial District to a valid Town of Davie zoning district, M-3, Planned Industrial Park District. This request is in conformance with staff policy of requiring all parcels under development to be designated with a Town of Davie zoning designation and Ordinance 2003-21, adopted June 4, 2003.

The Planned Industrial Park District zoning permits for the development of industrial uses without giving up the more desirable uses allowed under the M-4 (County) District. Planned Industrial Park District zoning would prohibit many undesirable heavy industrial uses that are permitted by M-4 (County), Limited Heavy Industrial District (Forman Agreement).

This rezoning is also consistent with the Comprehensive Plan and Land Development Code. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation, which is Regional Activity Center.

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## **Findings of Fact**

### **Rezoning:**

#### **Section 12-307(A) (1):**

**The following findings of facts apply to the rezoning request:**

- (a) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

*The petitioner does not need to submit a Land Use Plan Amendment to change the subject site. Based upon approval, at second reading, of the proposed amendment, the proposed zoning designation of (M-3) Planned Industrial Park District is consistent with the underlying land use category of Regional Activity Center (RAC).*

- (b) The proposed change will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

*The north, east, and south, properties are zoned M-4 (County), Limited Heavy Industrial District, and the west is zoned M-3, Planned Industrial Park District (Old Code). Although none of adjacent areas are specifically zoned M-3, Planned Industrial Park District designation, it will blend together with the surrounding industrial uses.*

- (c) Existing zoning district boundaries are logically drawn in relation to existing conditions on the property proposed for change;

*The existing M-4 (County), Limited Heavy Industrial District boundaries are logically drawn, and the proposed designation to (M-3) Planned Industrial Park District is valid Town of Davie zoning district.*

- (d) The proposed change will not adversely affect living conditions in the neighborhood;

*The proposed (M-3) Planned Industrial Park District designation will not have any undesirable impacts on residential development surrounding the subject site. Eliminating the M-4 (County), Limited Heavy Industrial District should improve living conditions now reviewed under the zoning regulations of the Town of Davie. In addition, the subject site is already developed with this use.*

- (e) The proposed change will not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

*Rezoning the subject site from M-4 (County), Limited Heavy Industrial District to (M-3) Planned Industrial Park District will not increase traffic due to the fact that the site is already developed and platted.*

- (f) The proposed change will not adversely affect other property values;

*Rezoning the subject site from M-4 (County), Limited Heavy Industrial District to (M-3) Planned Industrial Park District will have a positive impact on surrounding property values as the Town of Davie code will ensure that redevelopment will be done in accordance with the Town of Davie Land Development Regulations.*

- (g) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

*The proposed change will be developed in accordance with existing land development regulations. Surrounding property will be able to develop in accordance with all exiting land development regulation.*

- (h) The proposed change does not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

*Any property owner may request a rezoning consistent with the underlying land use plan category.*



- (i) There are substantial reasons why the property cannot be used in accord with existing zoning.

*The existing M-4 (County), Limited Heavy Industrial District is not a valid Town of Davie zoning district. Therefore, as a condition of the site plan approval for this subject site, the Town required the applicant to rezone the property to a current Town of Davie District.*

- (j) The proposed zoning designation is the most appropriate designation to enhance the Town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

*Designating the site (M-3) Planned Industrial Park District will allow for the parcel to be developed in a manner consistent with the land use, and hence, be the most appropriate designation to enhance the Town's tax base.*

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

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### **Planning and Zoning Board Recommendation**

At the March 8, 2006, Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Mr. Luis, to approve. **(Motion carried 5-0)**

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### **Town Council**

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### **Exhibits**

1. Justification
2. Public Participation Plan
3. 1,000 ft. Mailout List
4. Proposed Site Plan Sketch
5. Future Land Use Map
6. Subject Site, Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Exhibit 1 (*Justification Letter*)

JUSTIFICATION STATEMENT  
FOR REZONING REQUEST

RE:     NATIONSRENT, INC.  
          6850 State Road 84  
          Davie, Florida

DATE:   January 18, 2006

The subject site consists of approximately 10.40 gross acres which are located on the southeast corner of State Road 84 and College Avenue. The address of the subject site is 6850 State Road 84, Davie, Florida. The site is currently the location of NationsRent and has been an active equipment rental and sales site for many years.

The subject property is in the Regional Activity Center (RAC) and is zoned Broward County M-4. It is the applicant's understanding that the surrounding properties are also zoned Broward County M-4. The predominant land use of properties in the area has been for industrial purposes. Immediately to the north of the property is State Road 84 and Interstate 595.

The owner of the property has submitted an application to modify the existing site plan. As part of the site plan application, the Town has required the applicant to rezone the property from Broward County zoning to an appropriate Town of Davie zoning district. The applicant seeks to rezone the property from Broward County M-4 to Town of Davie M-3 zoning to permit the continued rental, storage and sale of heavy equipment. In addition, the applicant seeks to retain its vested rights of an existing 75 foot height restriction and have that "grandfathered" into the new zoning district. The applicant is unaware of any Town of Davie zoning category which specifically allows for 75 foot height in an industrial zoning category. Since the height is preexisting, and was approved by the time of installation, a variance should not be required to allow the continuation of the current height standard.

A review of the rezoning request should include a consideration of the criteria listed in Section 12-307(A)(1) of the Town of Davie Land Development Code to determine if the request should be favorably reviewed. These criteria with respect to the subject request are discussed below.

Criterion (a): Whether the proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof.

Policy 7-1 of the adopted comprehensive plan of the Town of Davie provides that the Town shall endeavor to expand its economic base through the expansion of the commercial sector of its economy. Further, Policy 7-3 of the comprehensive plan states that zoning regulation shall provide for varying intensities of commercial development, and direct application of appropriate districts where compatible with adjacent and surrounding residential uses. Although the property is currently zoned Broward County M-4 Industrial, and the applicant is seeking to rezone to an equivalent Town of Davie industrial classification, this is still commercial development that would be governed by these two policies. Currently the subject property and much of the surrounding area is used for industrial purposes and is zoned Broward County M-4. The subject property and the surrounding property are all a part of the regional activities center so the proposed rezoning change is not contrary to the Adopted Comprehensive Plan. Although the use is being somewhat expanded, it is not being changed. Further, there has been no suggestion that the existing use is not compatible with the adopted comprehensive plan.

The property lies within Planning Area 6 where, as stated in the Adopted Comprehensive Plan, the Town is encouraging development and redevelopment of property to strengthen the Town's nonresidential tax base for the future. Since the business of NationsRent has been in existence at this site for many years, it is only common sense to allow a rezoning category that would allow the business to continue to prosper. Further, the rezoning would be consistent with the application to amend the site plan and to improve the property which is currently pending before the Town.

The applicant is not seeking to expand the uses currently allowed on the property and would agree to a reasonable deed restriction to eliminate certain objectionable uses that would be allowed by Town of Davie M-3 zoning category. Again, the applicant seeks to continue to have a 75 foot height restriction allowed even after the rezoning.

As a result, the requested rezoning is consistent with the adopted comprehensive plan.

Criterion (b): Whether the proposed change would create an

isolated zoning district unrelated and incompatible with adjacent and nearby zoning districts.

The requested rezoning Broward County M-4 to Town of Davie M-3 is consistent and compatible with the adjacent and nearby zoning districts. The applicant believes that these adjacent and nearby zoning districts are Broward County M-4 or a similar category. As each of the surrounding properties is redeveloped, it is anticipated the Town will also require those properties to rezone to the appropriate Town of Davie zoning classification. This practice will insure that the property remains consistent with the zoning classifications of surrounding and adjacent properties, all of which are within the RAC. Again, the applicant is willing to enter into a deep restriction eliminating certain M-3 uses.

As a result, the requested rezoning positively satisfies this criterion.

Criterion (c): Whether existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The existing district boundaries are not illogically drawn. The existing zoning of the subject site and surrounding sites is under the Broward County Code. This zoning has remained from the days which the subject property was located in unincorporated Broward County and prior to its annexation into the Town of Davie. When these properties were annexed into the Town of Davie, they were allowed to keep their Broward County zoning classifications. Only recently, the Town has required property owners to rezone their properties to the appropriate Town of Davie zoning district, as owners submit other applications to the Town. Since there is essentially no change in the zoning of the property other than to bring it under the Town of Davie current code, there is no suggestion that existing zoning district boundaries are illogically drawn.

As a result, the proposed rezoning satisfies this criterion.

Criterion (d): Whether the proposed change will adversely affect living conditions in the neighborhood.

The proposed rezoning from Broward County M-4 to Town of Davie M-3 will have no adverse impact on living conditions in the neighborhood since the site has already been developed. The site

is part of the RAC and a larger industrial area. The residential areas near the site have coexisted with the use and the rezoning change should be technical in nature only. In actuality, the zoning of the property is not changing, but rather the property is being rezoned from an older code to a more modern code.

As a result, the requested rezoning satisfies this criterion.

Criterion (e): Whether the proposed change will create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety.

The requested rezoning should have absolutely no impact on automobile and vehicular traffic congestion whatsoever. The NationsRent business has been in existence for years and the intensity of the use will not be affected by the rezoning. The industrial designation of the property will not change so the traffic generation should not change.

As a result, the requested rezoning satisfies this criterion.

Criterion (f): Whether the proposed change will adversely affect other property values.

The proposed rezoning should have absolutely no impact on surrounding property values. The change from Broward County M-4 zoning to Town of Davie M-3 zoning is minimal, other than to eliminate certain of the heavier industrial uses allowed by the Broward County Code. If anything, this would be a further enhancement to surrounding property values by the elimination of certain of the more potentially objectionable uses.

As a result, the requested rezoning satisfies this criterion.

Criterion (g): Whether the proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations.

The requested rezoning from Broward County M-4 to Town of Davie M-3 should not act as a deterrent to the development or improvement of any other property. Rather, the rezoning should facilitate the improvement of surrounding properties by also requiring those properties to come under the modern Town of Davie Code. By so

doing, all of these properties will be more closely regulated than under the old Broward County Code and will have potentially objectionable uses eliminated from the zoning classification.

As a result, the requested rezoning satisfies this criterion.

Criterion (h): Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

The requested rezoning does not constitute a grant of special privilege to an individual owner, but rather has been required by the Town of Davie. This is a requirement of all property owners under the Broward County classifications as they seek to improve or to modify their property by filing other applications with the Town of Davie.

As a result, the requested rezoning satisfies this criterion.

Criterion (i): Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

The property cannot be used in accord with the existing Broward County M-4 zoning designation because the Town of Davie is requiring the applicant to rezone the property to a current Town of Davie district.

As a result, the requested rezoning satisfies this criterion.

Criterion (j): Whether the proposed zoning designation is the most appropriate designation to enhance the Town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

The proposed rezoning from Broward County M-4 to Town of Davie M-3 will provide the greatest enhancement to the Town's tax base that could be provided on this particular parcel of land. The property has been the site of an ongoing NationsRent operation for many years and the applicant seeks to continue to expand and to improve that operation. The proposed rezoning is being required as a part of the site plan modification process and will allow for this ongoing business to continue. By maintaining the Town's industrial tax base, the highest tax revenue should be generated of any

particular classification.

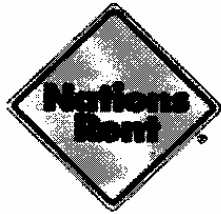
As a result, the requested rezoning satisfies this criterion.

As has been demonstrated, the requested rezoning from Broward County M-4 to Town of Davie M-3 is consistent with the adopted comprehensive plan, the Town's future land use map, and meets all the criteria contained in the Land Development Code. As a result the rezoning request merits favorable consideration.

[illegible]



### Exhibit 3 (Public Participation Summary)



**Michelle G. Kuper**  
**Architectural Design Manager**  
**Real Estate and Construction Department**  
450 East Las Olas Boulevard, 14<sup>th</sup> Floor  
Fort Lauderdale, Florida 33301  
(954) 759-5837  
(954) 759-5887 – FAX  
E-mail: [mkuper@nationsrent.com](mailto:mkuper@nationsrent.com)

#### **CITIZEN PARTICIPATION PLAN ACKNOWLEDGEMENT**

September 6, 2005

**Town of Davie**  
**Development Service Department**  
**Planning and Zoning Division**  
6591 Orange Drive  
Davie, Florida 33314

**Re: Citizen Participation Plan for: NationsRent, 6580 State Road 84**  
**Project Number: SP 7-7-05**

Dear Staff:

As required by Davie Ordinance No. 2004-31, the purpose of this letter is to provide your department an update in regards to our scheduled meetings for our compliance with the Citizen Participation Plan.

Originally, our meetings were scheduled for August 25<sup>th</sup> and September 1<sup>st</sup>, 2005 at 3:00 pm in the Town Hall Community Room. As a result of Hurricane Katrina, the August 25<sup>th</sup> meeting was cancelled, and the September 1<sup>st</sup> meeting became the first. Furthermore, our second meeting was rescheduled for September 8<sup>th</sup>, 2005 at 3:00 pm, and all parties were notified by mail and the Town Clerk's office. Please see attached letter indicating the change in dates for your records.

From the time our revised notices were sent out, we have not received any inquiries by phone, mail, or e-mail in regards to our scheduled meetings. Please be advised that the only attendees for our first meeting on September 1<sup>st</sup> were Jorge Martin and Brian Bradley of NationsRent and Doug Snyder of Falkanger Snyder Martineau Yates Architects-Engineers.

Because there was no attendance from any parties, our second meeting is automatically cancelled. This information should satisfy the requirements of the public participation and the application review process.

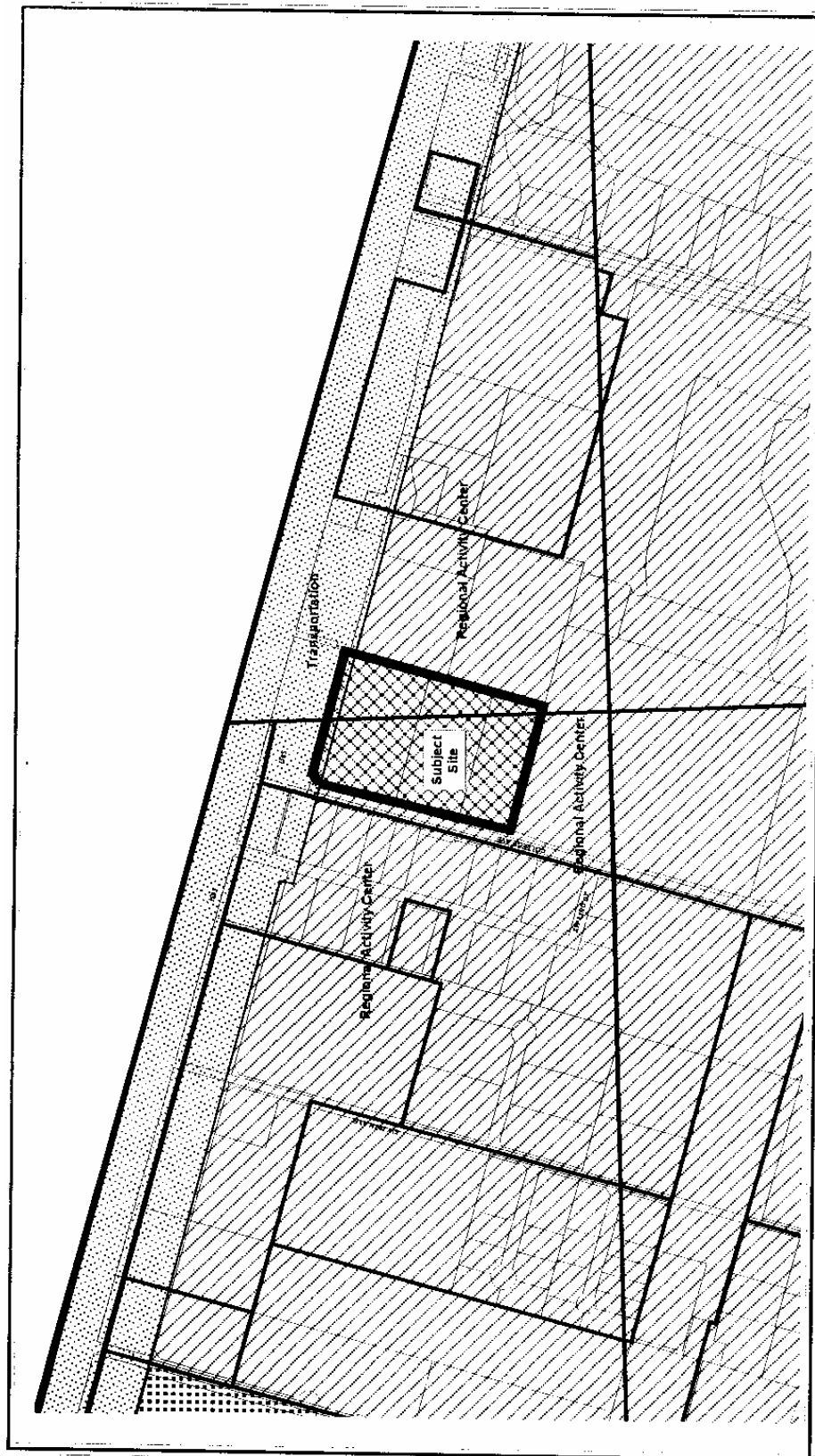
Sincerely,

**Michelle G. Kuper**  
**Architectural Design Manager**  
**NationsRent®**

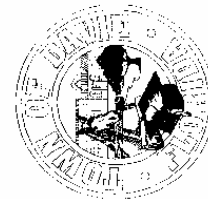
#### Exhibit 4 (1,000 ft Mailout List)

Masters Medical Inc. 2700 N Military Trail Ste 220 Boca Raton, FL 33431-6394	Chareles & Elizabeth McGee PO Box 2395 Chiefland, FL 32626-2395	2201 College Ave LLC 2201 College Ave Davie, FL 33317-7302
American Marketing Westport Ltd. PO Box 292037 Davie, FL 33329-2037	Anderson,Carroll Ray Rev Tr 2250 SW 66 Terrace Davie, FL 33317	Davie Precast Inc. 2396 SW 66 Terrace Davie, FL 33317
Loscalzo Properties LLC 2385 SW 66 Terrace Davie, FL 33317	RPM Colission & Frame Inc 2301 SW 66 Terrace Davie, FL 33317	Rand Industries Rlty #101 L P 2240 SW 70 Ave Unit H Davie, FL 33317-7112
Signature Grand LTD 6900 State Rd 84 Davie, FL 33317-7308	State Of Florida,DOT 3400 W Commercial Blvd Fort Lauderdale, FL 33309-3421	Anderson,Carroll Ray Tr 4950 SW 111th Terrace Fort Lauderdale, FL 33328-3903
Broward County School Board 600 SE 3 Ave Fort Lauderdale, FL 33301-3125	Sarah Banaszak 1108 S North Lake Drive Hollywood, FL 33019-1317	Bisogno,V & Giovannino 5801 Hood Street Hollywood, FL 33021-3235
Sci Funeral Serv Of FL Inc PO Box 130548 Houston, TX 77219-0548	Stillbrooke Corp Of FL PO Box 130548 Houston, TX 77219-0548	FL Power & Light Co PO Box 14000 Juno Beach, FL 33408-0420
Maxan Corp 5255 Collins Ave #L-1 Miami Beach, FL 33140	Ellison,Patricia Rev Tr 2038 SW Olympia Club Terrace Palm City, FL 34990	Southeast Mini-Storage Lts Prtn Dept 201 PO Box 4900 Scottsdale, AZ 85261-4900
Dachton,Paul M & Anna E 3450 Lone Wolf Trail St. Augustine, FL 32086	South FL Water Mgmt Dist PO Box 24680 West Palm Beach, FL 33416-4680	Tom Truex Mayor
Lisa Hubert Vice Mayor	Michael Crowley Councilmember	Susan Starkey Councilmember
Judy Paul Councilmember	Chris Kovanes Town Administrator	Town Administrator's Office

Exhibit 5 (Future Land Use Map)



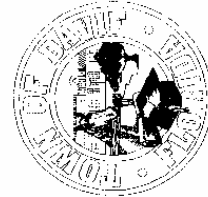
The Town of Davie  
Development Service Department  
Planning & Zoning Division



Rezoning Application  
ZB 1-1-06 / NationsRent  
Future Land Use Plan Map

Prepared By: D.M.A.  
Date Prepared: 2/21/06

Prepared By: D.M.A.  
Date Prepared: 2/21/06



**The Town of Davie**  
Development Service Department  
Planning & Zoning Division

